



3 Woodland Vale
Lakeside | Cumbria | LA12 8DR

FINE & COUNTRY

3 WOODLAND VALE



Welcome to 3 Woodland Vale, Lakeside, LA12 8DR

Tucked away in a small, select, quiet and leafy cul-de-sac, this modern detached house built in a traditional Lakeland style has been thoughtfully remodeled and skillfully refurbished to create a wonderfully comfortable home that is both sophisticated and relaxed with high end fixtures and fittings to enhance your everyday. Light filled and spacious, there is a predominately open plan living space, additional reception room, home office, downstairs cloakroom and integral double garage with utility area. To the first floor there is a principal bedroom suite with dressing room and shower room, two further double bedrooms and a Jack and Jill shower room. South facing gardens surround the house on three sides and there is private parking for three cars.

A convenient location, a desirable setting and a super house - brought right up to date, ready for you to move straight into and start enjoying life.

It's an incredibly quiet place to live, being tucked away, it feels safe and sheltered. It's dark at night with great opportunities for star gazing.









Location

Within the National Park, Lakeside is a small village along the western side of Lake Windermere near Newby Bridge towards the southern end of the lake. Historically, Lakeside was established as a steamer pier for services up and down the lake. When the Furness Railway reached Lakeside in 1869, the Lakeside Hotel was built to serve the additional tourists brought by the railway and steamers. The steamers still run from here up to Bowness on Windermere and Waterhead at Ambleside as do the steam trains, but these days only as far as Haverthwaite.

The tucked away cul-de-sac of Woodland Vale offers a peaceful and leafy setting in one of the quieter parts of the Lake District. Eminently well placed it offers excellent access to all that the National Park has to offer and thanks to the High Newton bypass it is now easier and quicker to reach than ever before from the M6.

The shop at Newby Bridge Services is handy for emergency supplies and in terms of a weekly shop and general amenities the market town of Ulverston is closest and offers a great selection of independent retailers and supermarkets (Booths, M&S Food and Aldi).



We love the fact we are not in the overly touristy part of the lakes and so whilst we have easy access to wonderful walks and all of the villages and amenities, it's much quieter living here.

We've really enjoyed taking a boat down to Bowness or Waterhead, it's a lovely thing to do when you've visitors staying and in the height of summer you don't have to contend with the traffic.

Step inside

Woodland Vale is a cul-de-sac of six detached houses; built in the late 1990s it is a modern interpretation of a traditional Lakeland residential style. Number 3 had remained in the same hands since new and had been extended once with the addition of the garden room, but had otherwise remained largely unchanged. In 2020, the current owners bought it and set about a timely, well-considered and exactly undertaken refurbishment program.

The house is south facing and so naturally light, but this has been accentuated on the ground floor by opening and connecting many of the rooms as well as installing some internal glass doors to allow longer views from space to space and for the light to follow through.

The result is a bright and stylish house, with high end fittings that will effortlessly bring a daily touch of luxury to your life. Unfussy with clean lines, it's warm and welcoming with a calmness and tranquility; the finishes are well chosen and skillfully combined to create a modern relaxed home.

Take shelter from the rain, a covered porch leads into an entrance hall off which is a cupboard for coats and boots and a separate cloakroom. The living space is largely open plan, but rather than one vast space, it is an interesting wrap around series of areas with great connectivity where one part opens to the next enabling life to be as open as you like – ideal for family life where you can all be in the same space but individually occupied. There's a strong link with the garden on the southern elevation – French windows opening from both the dining area and the garden room.

In the kitchen, sophisticated navy-blue cabinets with brushed chrome fittings were installed with classical white and grey vein quartz worktops. A traditional mantle frames the range cooker (sure to delight the serious cook) and a centrally placed island with breakfast bar provides an informal eating arrangement and the ideal spot to perch and chat as supper is prepared. It's all very sociable. Three pendants hang over the island and for continuity the same arrangement is repeated over the dining table. The dining area is wonderfully light with French windows opening to the covering seating area, a delightful feature, it provides a degree of shade when needed and also comes into its own during a summer shower when we are reliably informed it's a relaxing place for sitting outside with a glass of wine as the rain comes down, or even better, in a thunderstorm.

The dining kitchen has been opened to the large sitting room with light sources coming in from the north, south, east and west and opaque glass double doors through to the garden room – a versatile 'anything room' it would make a good playroom, gym or media space; whatever it is you're looking for. The layout allows the reception rooms to be used separately or all as one - the perfect configuration if you like to welcome guests or are simply looking for a harmonious family life when possibly the big match and a crime drama are head-to-head on the screens! The three blinds in sitting room are all remote operated.

For those looking to work from home or with teenagers needing a study space, there's a separate home office which been fitted with sound panels to provide improved acoustics for those taking part in online calls or meetings.

To the first floor there's a landing with a useful shelved storage cupboard. All three bedrooms are well sized and would accommodate a super-king bed; the dual aspect principal bedroom has a fitted dressing room and beautifully appointed ensuite shower room with lots of little special touches to give an executive finish such as a sensor operated heated mirror, fitted electric toothbrush charger and underfloor heating.

The second double bedroom also enjoys a bright dual aspect and has an ensuite shower room with the same carefully considered specification as the primary ensuite. The difference here is that there is a second door to the landing enabling the room to be used by the third double bedroom as well.

The harmonious palette of colours throughout the house is calm and collected to reflect the shades found outside in this Lakeland setting; warm white or pale green paintwork, soft grey carpeting and beautiful and hardwearing in equal measure, wood effect Amtico flooring.

Offering privacy, whilst there are neighbours the house isn't overlooked. The outlook is delightfully leafy with glimpses of adjacent properties through the branches affording a degree of seclusion. It's possible to catch a glimpse of the top of Gummer's How above the tree line at the back of the house, see the steam of the passing trains as they travel between Haverthwaite and Lakeside and marvel at the low flying RAF jets as they pass overhead.















Step outside

With a door from the kitchen, the utility area in the double garage is practical and conveniently sited. The garage has a remote-control electric door and a loft hatch with pull down ladder to the loft storage space above.

The tarmac driveway lies to the north and provides off road parking for two cars with a gravel area for a third designed to accommodate a third car, small boat or possibly a camper van.

As part of the renovation, the outside areas were also redesigned to maximise the potential for enjoyment and minimise the upkeep required. The sheltered and private gardens lie predominately to the south of the house and are an absolute sun trap. Landscaped with tiered decking in both black limestone paving and complementary soft grey composite decking with a glass balustrade, there is now a choice of seating areas enabling you to move around the garden following the sun, or the shade as the day progresses. There's a handy garden shed, established planting with a variety of flowering shrubs, contemporary outside lighting, festoon lighting, external power points and a cold-water tap. The back garden is gated at either side for peace of mind if you have little ones or dogs.

We get many different varieties of birds in the garden as well as squirrels and have seen deer on the drive.





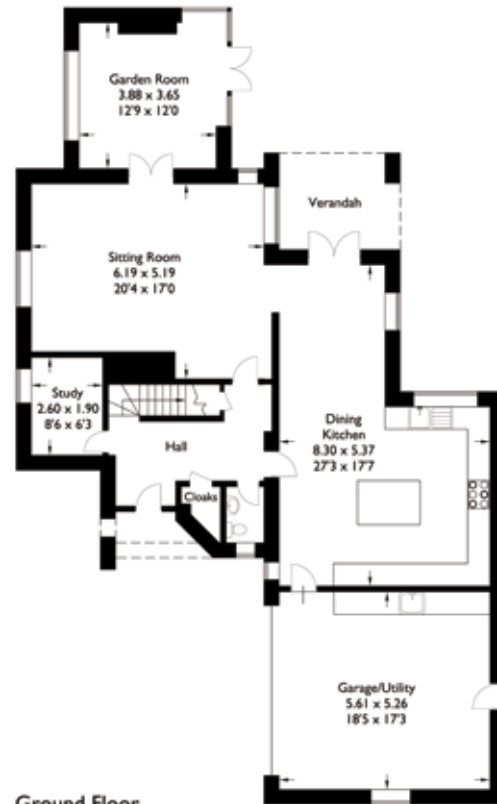


3 Woodland Vale

Approximate Gross Internal Area : 188.23 sq m / 2026.09 sq ft

Garage : 29.50 sq m / 317.53 sq ft

Total : 217.73 sq m / 2343.62 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-95	B		
69-81	C		
55-69	D		
45-55	E	45	60
31-45	F		
13-31	G		
Not energy efficient - higher running costs			



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



FURTHER INFORMATION

On the road

Newby Bridge	1.1 miles
Cartmel	7.6 miles
Hawkshead	7.9 miles
Bowness on Windermere	8.6 miles
Ulverston	9.8 miles
Ambleside	14 miles
M6 J36	16.3 miles
Oxenholme (railway station)	16.3 miles
Manchester	81.7 miles
Manchester airport	91.2 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Broadband

Ultrafast speed available from Openreach of 1000 Mbps download and for uploading 220 Mbps.

Mobile

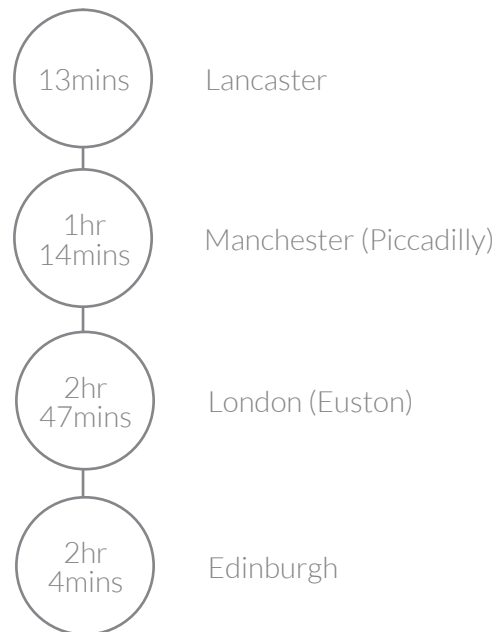
Indoor: EE, Three, O2 and Vodaphone for both Voice and Data

Outdoor: EE, Three, O2 and Vodaphone for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom.

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.



Please note

To access their garden, No.5 has a right on foot across No.4's parking area.

Services

Mains electricity and water. LPG fired central heating from a Worcester boiler in the garage controlled via the HIVE mobile application. Drainage to a shared treatment plant. Security alarm.

Directions

what3words: irony.matter.hazelnuts

Use Sat Nav **LA12 8DR** with reference to the directions below:

Leave the A590 at Newby Bridge and turn onto the A592 signposted Lakeside and Hawkshead. Cross the bridge and in front of The Swan Hotel bear round to the left and right, over the railway bridge. Continue, Lakeside is the first village reached. Pass the entrance gates to Landing How, Landing Close and then Woodland Vale is the next road on the right. Number 3 is the third house on the right.

Restrictions

To preserve the peace and quiet of this small, select cul-de sac, commercial holiday lets and use as an Airbnb are not permitted.

Local Authority

Westmorland and Furness Council

Things to do in the area

Local leisure activities

Sailing and boating on Lake Windermere and Coniston Water
Water sports and equipment hire at Fell Foot Park (Newby Bridge)

Wild swimming in the lakes and tarns

Recognised cycles routes including the Cumbrian Cycle Way and the Coast to Coast

Golf courses at Ulverston, Windermere, Kendal, Grange over Sands and Barrow in Furness

Spa and pool facilities at the Lakeside Hotel and The Swan Hotel and Spa (Newby Bridge) where the gym is open to non-residents.

Live theatre at Ulverston, Bowness on Windermere, Kendale and Keswick

Cinemas in Ulverston, Bowness on Windermere, Ambleside and Kendal

Local places to visit – included within the vast array of Lake District attractions there are many National Trust locations to hand, Lakes Aquarium, Grizedale Forest, Brockhole on Windermere (the Lake District National Park Authority's visitor centre), cruise to Waterhead and Bowness on Windermere from Lakeside, catch the steam train to Haverthwaite. Coniston Water cruises on the steam yacht Gondola.

Going towards Ulverston, there is the Lakeland Motor Museum, Muncaster Castle, Safari Zoo Cumbria, the Manjushri Kadampa Meditation Centre at Conishead Priory and the Laurel and Hardy Museum.

Places to eat

A destination for many a foodie, here is a selection

Informal dining, cafes and pubs

Within walking distance, The Swan Hotel and the Lakeside Hotel

Bakehouse Born and Bread, The Handmade Ice Cream Company (Ice cream parlour and waffle house) both at Greenodd

Cuisines from around the world in Windermere and Bowness on Windermere

The Cavendish Arms, Cartmel

Heft, High Newton

The Mill, The Rose and Crown and The Farmers, all pubs in Ulverston

Gillam's Tearoom and The Bay Horse Hotel, both in Ulverston
The Ship Inn, Bardsea

Fine dining restaurants

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere

L'Enclume and Rogan and Co, both in Cartmel

Great walks nearby

An absolutely idyllic location for the keen walker, the recently established Windermere Way is a 45 mile circuit of Lake Windermere taking in the summits of Wansfell, Loughrigg Fell and Gummer's How as well as passing through the towns of Ambleside and Windermere. Straight from the door, the path also provides local access to Great Knott Wood, The Swan Hotel, High Dam and the YMCA. Walk from home to Lakeside and catch the boat to Waterhead or Bowness on Windermere or the steam train to Haverthwaite. Beyond this, Roanhead Beach (a few miles from Barrow) is lovely and on top of all this, there are 214 Wainwrights fells to conquer within the National Park.

Schools

Primary

Leven Valley CoE School, Haverthwaite
Hawkshead Esthwaite Primary School
Cartmel Primary School
Windermere School (Independent)

Secondary

Cartmel Priory CoE School
Ulverston Victoria High School
John Ruskin School, Coniston (11 – 16 years)
The Lakes School, Troutbeck Bridge (11 – 18 years)
Windermere School (Independent)

Further Education

Furness College
Kendal College
Lancaster University
University of Cumbria (Lancaster campus)

Included in the sale

Fitted carpets, curtains, curtain poles/rails, blinds (remote control in the sitting room), plantation shutters (in all three bedrooms), light fittings, kitchen appliances (Smeg range cooker with six gas hobs and two electric ovens, Smeg extractor fan, Bosch fridge freezer, Bosch microwave and dishwasher and the Caple dual temperature wine store), flat screen smart TV in the kitchen, four kitchen island stools and the dressing room fittings are all included in the sale. The Bosch washing machine and the condenser drier in the garage as well as other items of furniture are available by additional negotiation, please ask the Agents about any items of interest.

Guide price £750,000

Council Tax band G

Tenure
Freehold



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